



Department of Development Services
Planning Division
Meeting Minutes of the
Design Review Board
(Approved)

**REGULAR MEETING OF THE DESIGN REVIEW BOARD
TUESDAY, DECEMBER 15, 2009**

Board Members Present

Gilbert Addo, Chairman
Rozanne Norko
Frank Simpson

Board Members Absent

Karin Peterson

Staff Present

Roger J. O'Brien
Kim Holden
Stephanie Krueel
Jillian Hockenberry

Chairman Gilbert Addo called the meeting to order. Everyone in attendance introduced themselves.

I. Design Review

- a. **1250 Albany Avenue-** Construction of a new library. Applicant- City of Hartford. B-4 District.

Architect Ray Sevigny gave a presentation of the application.

He discussed each element of the submitted plans including the site plan, floor plan, elevation drawings, and landscaping.

Mr. Sevigny discussed the design of the exterior of the building as well as the materials that will be used. He stated that red brick will be acquired locally from South Windsor, and blue aluminum panels will be used as an accent color. He stated that yellow panels will project outward from the large windows to be used as sun shields.

Board member Norko asked if the proposal is flexible for expansion if necessary.

Mr. Sevigny stated that the new library will almost double the size of the existing building and will be flexible inside to allow for any increase in technology.

Matt Poland, the Chief Executive Officer of the library introduced himself and discussed the library consultant and their involvement in the project before the proposal went to the architect.

Board member Addo asked if any sustainable practices would be implemented.

Mr. Sevigny stated that the project is working towards LEED certification. He described that sustainable practices such as heating and cooling under a raised floor, sun shields, large windows, and a white roof will be implemented in order to be energy efficient.

Mr. Sevigny stated that they are looking at the most economical practices. He stated that because of the need for drainage on the site, they will use pervious concrete blocks for the sidewalks to reduce the impervious surfaces.

Board member Addo asked if anything would be done with the bus stop located in front of the library. Mr. Sevigny stated that they would not be touching the bus stop that he knew of.

Mr. Sevigny discussed the pedestrian access and circulation of the site. He stated that the building is handicap accessible.

There was a discussion regarding the Artists Collective building located adjacent to the subject site and how it also has red brick that will tie in well with the library and new sidewalks.

Mr. Sevigny discussed the landscaping plan and Mr. O'Brien suggested providing more evergreen trees in the parking lot.

On a motion made by Board member Norko, and seconded by Board member Simpson, the following resolution was approved:

- Whereas, The Design Review Board has reviewed the application for the construction of a library at 1250 Albany Avenue; and
- Whereas, The property is located in the B-4 district which allows the development of a library; and
- Whereas, The submitted design meets all zoning requirements; and
- Whereas, The proposal provides adequate landscaping and lighting; and
- Whereas, The proposal is contextually sensitive and demonstrates good urban design; Now Therefore, Be It
- Resolved: That the Design Review Board hereby approves the application for the construction of a library at 1250 Albany Avenue.

Resolved this fifteenth day of December, two thousand nine.

All of the Board members voted in favor of the motion.

- b. **585 Franklin Avenue-** Construction of a new one-story commercial building. Applicant-Andrew Magliocco. B-3 district.

Tim Mulcahey, of PDS Engineering, introduced himself as the applicant's representative.

Mr. O'Brien stated that the Board members have been provided with two resolutions, one to approve and one to deny.

Mr. O'Brien stated that staff made various recommendations to the applicant such as changing the placement of the building, using brick, and putting in full windows. The applicant did not accept any of the recommendations. Mr. Mulcahey discussed some of the changes that staff recommended and how they are cost prohibitive.

Mr. Mulcahey stated that the applicant would not like to break away from his business model, which includes the proposed design and materials. He also stated that he met with the neighborhood group and found that they do not want a curb cut on Franklin Avenue but are in support of the project.

Mr. O'Brien stated that because the proposal is inconsistent with urban design standards, he recommended denying the application without prejudice.

On a motion made by Board member Norko, and seconded by Board member Simpson, the application was denied without prejudice.

All of the Board members voted in favor of the motion.

II. Adjournment

The meeting was adjourned.

Respectfully Submitted,

Roger O'Brien, PhD, AICP
Secretary